

BUILDING DEPARTMENT

(847) 395-9462

FAX: (847) 395-9482

RESIDENTIAL SWIMMING POOLS, SPAS & HOT TUBS

Contact JULIE (1-800-892-0123) for locates.

Below you will find a summary of code requirements for swimming pool/spa installation within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY**. You may find it helpful to become more familiar with the Building Code, as you are choosing your swimming pool or spa. Please feel free to call the Plans Examiner at (847) 395-9462 if you have any questions.

FILLING SWIMMING POOL WITH WATER

THE POOL MAY NOT BE FILLED IN EXCESS OF ONE THIRD OF ITS CAPACITY WITH WATER UNTIL THE REQUIRED FENCING IS INSTALLED AND APPROVED. USE OF THE POOL IS NOT ALLOWED UNTIL FINAL APPROVAL.

LOCATION

- Call J.U.L.I.E. (800-892-0123) for utility locations
- The pool, spa or hot tub cannot be located less than ten feet from any overhead utilities, nor less than five feet from any underground utilities.
- No pool, spa, hot tub or deck may be placed within any required front yard, corner side or side yard.
- IN-GROUND POOLS. No part of an in-ground pool shall be located within 25' of the rear lot line. No portion of a concrete patio, as a part of an in-ground pool, shall be located in any drainage or utility easement.
- ABOVE-GROUND POOLS. No portion of any deck attached to above-ground pools shall be located within the 25' of the rear lot line.
- No pool shall be located in an easement.

FENCING

- Every in ground pool, or pool less than 48" high from grade to top of the pool, located on a lot used for residential purposes, shall be completely enclosed by a fence four feet in height above grade of any walking surface such as decks, steps, ladders or platforms with suitable gates and self-closing, self-latching devices. Self-latching devices are to be located on the interior side of the gate, and not allow a child to reach over or through the gate for access. Any access to the pool and point of entry to the pool must have a 48" barrier.

- Fencing shall be non-climbable for a child, (i.e., pickets must be spaced less than two inches apart, and horizontal bracing may not create a ladder or stepping mechanism)
- Fencing shall be installed prior to completely filling the pool with water.
- All doors with direct access to the pool and inside the enclosure area shall be equipped with an alarm.
- Spa/Hot Tubs with locking covers are not required to have fencing. Covers shall be installed at the time of final inspection.
- Complete and submit the Electrical Information Sheet. The Information Sheet is required in order to complete the plan review.

ELECTRICAL

- The electrical wiring shall be installed underground in rigid metal conduit or PVC or an approved direct burial cable and must be equipped with a GFCI (Ground Fault Circuit Interrupter) device.
- Electric pipe must be buried a minimum of 12" below grade. Direct burial cable must be buried a minimum of 24" below grade.
- All underground utilities must be a minimum of 5' horizontally from any wall of the pool. Overhead utilities shall not be located within 10' horizontally of any pool wall and the waters edge.
- All junction boxes and conduit shall be weather tight and approved for wet locations.
- The electric shall comply with the Swimming Pool Requirements of the NEC 2002 Section 680 and all other appropriate sections.
- Extension cords are not allowed for the operation of pool equipment.
- A weather proof bubble cover must be used for all outlets

ITEMS TO BE SUBMITTED

- Completed Application for Building Permit, including the electrical information sheet.
- Three (3) copies of the Plat of Survey indicating the location of the pool, pool dimensions, pool location, height of the required fence, and the type and location of the electrical service line. Indicate side and rear setbacks.
- Detailed drawings for the deck construction, including materials and dimensions, including height of pool from grade to top of pool.
- Two (2) plans showing the house and the locations of all doors adjacent to the pool.
- Indicate the pool, pool pump, pool heater, deck, fence and all electric on the plans.
- Provide specification sheets for all equipment. Provide detailed information on all electrical equipment, grounding and bonding.
- Homeowners' Association review letter, if applicable.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections

WHAT INSPECTIONS ARE REQUIRED?

1. On-site inspection required as a condition of permit issuance. Patio location is to be clearly marked with J.U.L.I.E. locates in place.
2. Before electrical wire is buried

3. After the in-ground pool steel is in place and before pouring concrete – Bonding Inspection (in ground pools only)
 4. After post holes for the fence and/or deck are dug, prior to pouring concrete (for those pools with decks)
 5. After the frame work for the deck is complete (for those pools with decks)
 6. A final inspection for the deck, fence, spa and/or pool
- **DO NOT DISCHARGE POOL WATER TO STORM DRAINS OR WETLANDS WHEN EMPTYING POOL. DISCHARGE TO YOUR OWN YARD AWAY FROM ADJACENT PROPERTY.**

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-9462 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD, IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$50.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER

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Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit “after-the-fact”. Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor’s Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date